

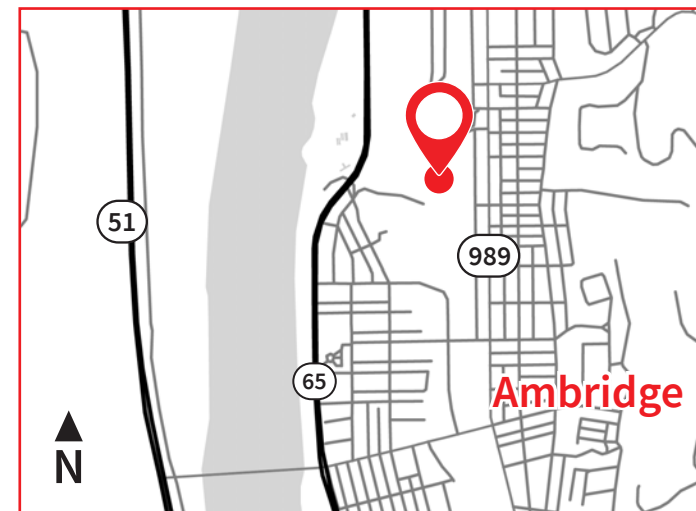


307,926 s.f. Manufacturing Facility

500 Perth Drive, Ambridge, PA 15003

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For Sale or Lease

500 Perth Drive, Ambridge, PA 15003

Specifications

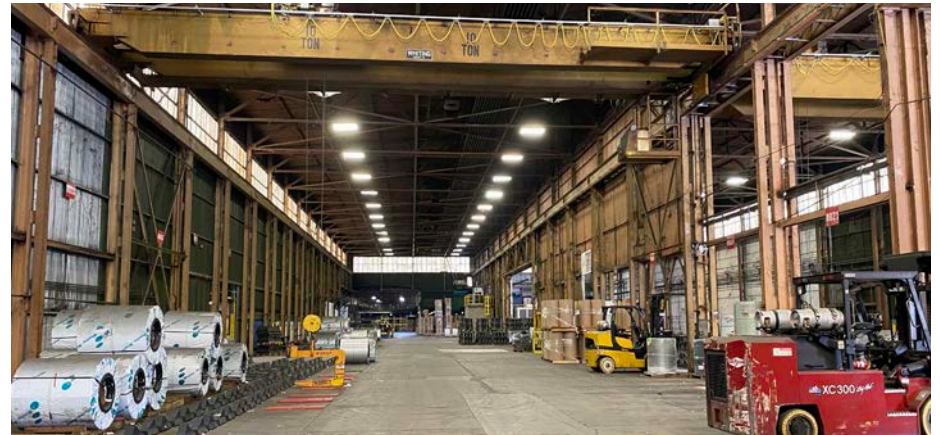
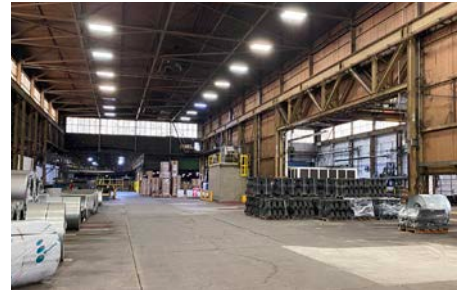
Building size:	+/- 307,926 s.f.
Site size:	17.41 acres
Clear height:	Up to 39'
Cranes:	10T: 364' run / 70' span 10T: 739' run / 129' span 20T: 739' run / 129' span
Loading:	1 dock platform 1 interior dock 7 drive-in doors
Zoning:	M (Manufacturing & Industrial)

Highlights

- Rare, large scale purchase / lease opportunity with manufacturing infrastructure
- Sold as vacant and available
- Located less than 8 miles from the Shell Appalachia Petrochemical Facility
- Direct access to Route 65

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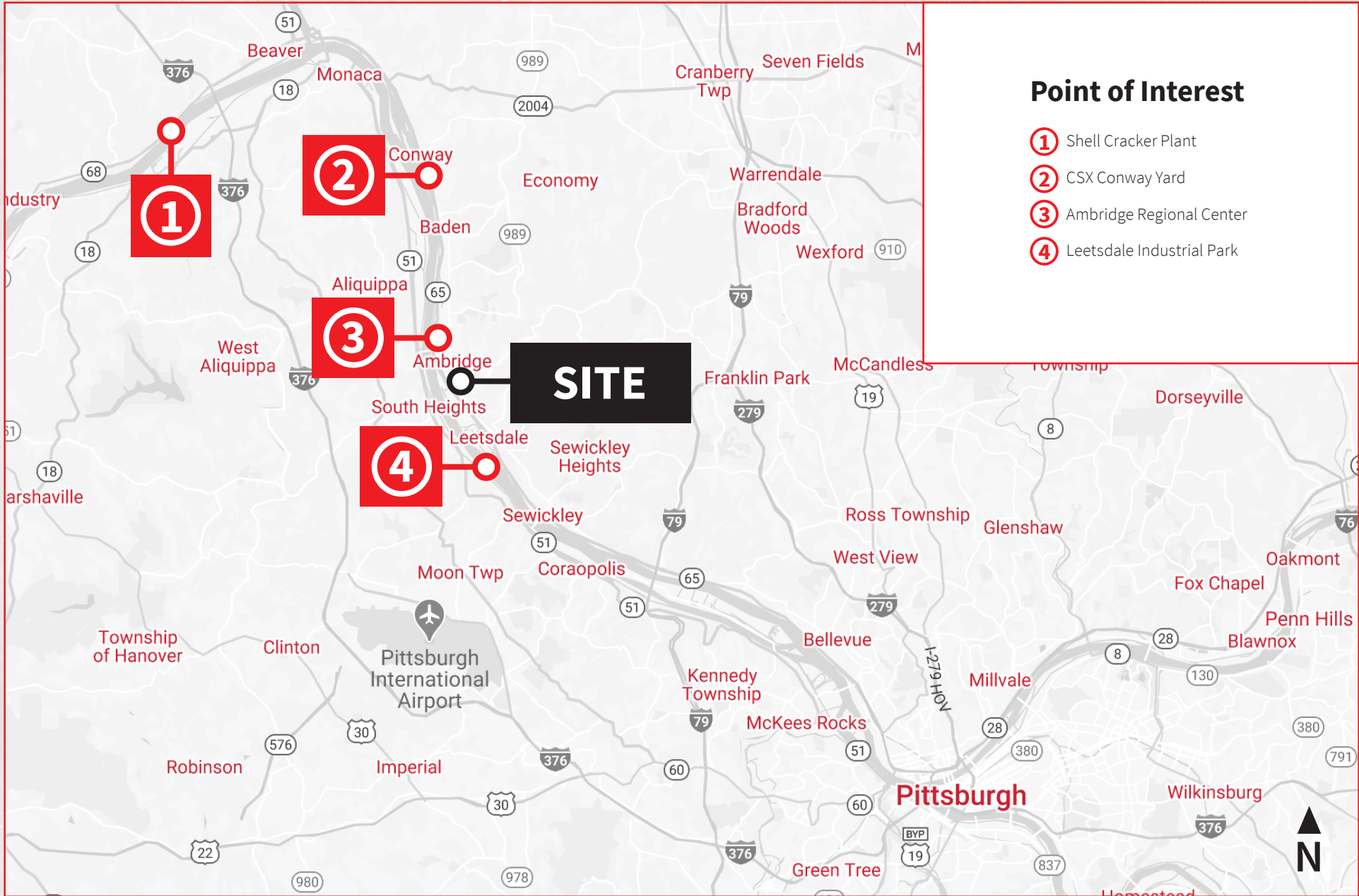
Aerial & Plan



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Point of Interest

- ① Shell Cracker Plant
- ② CSX Conway Yard
- ③ Ambridge Regional Center
- ④ Leetsdale Industrial Park



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